Karen Johnson Davidson County
Batch# 1273536 DEEDWARR
05/15/2025 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20250515-0038280

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 14 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-24-2025

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: Matthew Hale	SEND TAX BILLS TO: Matthew Hale	MAP0PARCEL NO.(S) 142-05-0A-054.00-CO
(NAME) 212 Plantation Court	(NAME) 212 Plantation Court	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Tracey I. Wood, unmarried, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Matthew Hale, an unmarried man , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Two Condominium Apartments as of record in Book 4460, pages 136 and 137, said Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. J-2 on the said plan as shown and described by the Master Deed Establishing Horizontal Property Regime with respect to River Plantation, Section Two Condominium.

Being the same property conveyd to Gail Phebus and Flora Mae Oliver, as joint tenants with right of survivorship, by Deed from Gail B. Gober, of record in Instrument No. 20020719-0087291 in the Register's Office for Davidson County, Tennessee, dated July 17, 2002 and recorded on July 19, 2002.

Said Flora Mae Oliver having deceased on or about June 14, 2004, vesting Gail Phebus as surviving tenant.

Being the same property conveyed to Tracey I. Wood, unmarried by Warranty deed from Gail Phebus, unmarried of record in Instrument No. 20201229-0154439 Register's Office for Davidson County, Tennessee, dated December 2, 2020 and recorded on December 29, 2020.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 212 Plantation Court, Nashville, TN 37221

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13 day of May, 2025

Tracey I. Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2025, before me personally appeared Tracey I. Wood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of May, 2025.

Notary Signature
My commission expires: 10/04/2027

RUSSELL NORMENT
TENNESSEE NOTARY PUBLIC
My Comm Exp October 4, 2027
COUNTY OF DAVIDSON

202505150038280

Certificate of Authenticity

I, Alli Pinkston, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **May 13, 2025**.

Date

Alli P

Affiant Signature

5/15/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County